

SECTION I

COMMUNITY DESCRIPTION AND DEMOGRAPHICS

This section of the Consolidated Plan provides a general description of the community and demographic characteristics of the City of Alexandria, Virginia. Detail on the characteristics of the City's housing market, as well as on the City's inventory of housing and supportive services for special needs populations is provided in Sections II, III and IV below.

■ I.A. Location, Population and Tenure

The City of Alexandria is densely populated, medium-sized independent city with a diverse population and a total land area of 15.75 square miles located in the Washington, D.C. primary metropolitan statistical area, which is a large metropolitan area. Alexandria is bordered by Fairfax County to the south and west, Arlington County to the north and the Potomac River to the east. At the time of the 2000 U.S. Census, Alexandria's population was 128,283. The City's Department of Planning and Zoning estimates Alexandria's 2004 population at 134,000 and expects continued population growth over the Consolidated Plan period. With more than 8,000 persons per square mile, Alexandria is the most densely populated city in Virginia, and at the time of the 2000 U.S. Census ranked 67th in population density out of the 718 counties and places nationwide with a population of 50,000 or more.

Alexandria is predominantly a rental community. As of June 2003, the City's Department of Planning and Zoning estimates that 62% of all occupied housing in Alexandria is renter-occupied and 38% is owner-occupied. These figures include all types of housing units – single family, condominium and both private-market and publicly-assisted multi-family housing.

■ I.B. Household Characteristics, Age and Disability

Alexandria had 61,889 households at the time of the 2000 Census; however, the City's Department of Planning and Zoning estimates this figure was 66,562 by mid-2004 and projects an increase to 71,000 households by the end of the year 2010.

According to the 2000 U.S. Census, the City's average household size as of 2000 was 2.04 persons, the same as ten years earlier. The national average for household size in 2000 was 2.59. At the time of the 2000 U.S. Census, 5% (or 3,334) of the City's family households (i.e., households comprised of related persons) consisted of five or more persons, meeting HUD's definition of large family and 43.4% of the City's households (or 26,880 households at the time of the Census) were single-person households. HUD tabulations based on 2000 U.S. Census data indicate that as of 2000, 3% of all City households were large families with incomes at or below HUD's moderate-income limits and that 49% (or 1,625) of the City's large family households fell below HUD's moderate-income limits (currently \$62,650 for a five-person households; see Table H in Section II below). Data on the number of single-person households that fell below HUD's moderate-income limits is not available.

In 2003, the U.S. Census Bureau estimated that most people (66.8%) in the City were between 24 and 65 years of age. Persons under 18 comprised 18.3% of the City's population, but almost half of the people in this age category were under the age of 5 (8.3%). Persons 65 years and over comprised 9.9% of Alexandria's population. Estimates from the Commonwealth of Virginia's Department of Planning and Budget indicate that the age distribution of the City in the years between 2000 and 2010 should show a trend towards an increase in the over-55 age group. CHAS data compiled by HUD based on the 2000 U.S. Census indicates that 45% (or 3,898 households) of all elderly households in the City (i.e., one or two person households with at least one member age 62 or over) had incomes at or below HUD's moderate-income limits (currently \$46,400 for a two-person household). Of these low- and moderate-income elderly households, 47% (or 1,850 elderly households) had incomes at or below HUD's extremely low-income limit (currently \$21,450 for a two-person household).

Data from the 2000 U.S. Census indicates that at the time of the Census approximately 15% of all non-institutionalized City residents aged five years and over (or 17,559 persons) had a sensory, physical mental and/or self-care disability.

■ I.C. Income, Employment and Economy

In 2002 the City's median household income was \$59,173. While high compared to the U.S. median household income of \$42,409, the City's median household income was low in comparison to nearby jurisdictions such as Arlington County which had a median income of \$67,100 or Fairfax County which had a median household income of \$82,834.

HUD tabulations based on 2000 U.S. Census data show that at the time of the Census 33% of all City households had incomes at or below HUD's moderate-income limits (currently \$58,000 for a four-person household). This represents an increase in the number of such households over that estimated by HUD for 1990, when HUD tabulations indicated that 24.8% of all City households had incomes at or below the moderate-income limit. Current HUD tabulations indicate that 11% of all City households are likely to fall within HUD's extremely low-income category (currently \$26,800 for a four-person household); 10% are likely to fall within HUD's low-income category (i.e., for a four-person household annual income would be between \$26,801 and \$44,650); and 12% are likely to fall within HUD's moderate-income category (i.e., for a four-person household annual income would be between \$44,651 and \$58,000).

According to the U.S. Census Bureau's Small Area Income and Poverty Estimates (SAIPE), in 2002, Alexandria was ranked highest among Northern Virginia jurisdictions in the percentage of persons living below poverty, with 7.8% of all persons having incomes below the poverty line at that time. With a rate of 6.3%, Arlington County followed Alexandria with the next highest poverty rate in Northern Virginia. Approximately 13.6% of Alexandria's children, or 3,202 people aged 17 and under, lived in poverty in 2002. As with the total poverty rate Arlington County followed Alexandria in having the next highest rate in Northern Virginia of children in poverty. The percentage of children living in poverty in Arlington was 9.5% of all people aged

17 or under. For children aged five to 17, the poverty rate in the City as of 2002 was 17.5%, which is higher than the national rate at that time of 15.3%.

Since the development of Alexandria's modern service-based economy in the 1980's, the City's economic performance has been linked closely to the strength of the metropolitan region's economy and to the City's success at promoting commercial development.

Alexandria has emerged as one of Northern Virginia's major commercial office centers. During the period from 1990 to 2000, employment in the City grew by 8,225 workers and the combined salaries of people working at locations in Alexandria rose from \$2.2 billion in 1990 to \$3.9 billion in 2000. In 2004, the combined salaries of people working at locations in the City reached an estimated \$4.4 billion. Similarly, between 1989 and 1999, the total amount earned by Alexandria residents rose from \$2.4 billion to \$4.7 billion.

Growth in Alexandria since 2000 has been slowed by recession and by the September 11 terrorist attacks in 2001. The September 11 terrorist attacks depressed both employment and development for more than a year. The effect was especially felt by tourist-related industries. For instance, taxable sales at Alexandria's hotels fell by approximately \$3.5 million between 2001 and 2002. Since then Alexandria's economy and that of the Washington region in general have recovered. The recovery can be seen in the drop in the office vacancy rate in Alexandria which fell from 11.5% at the end of 2002 to 9.3% in the third quarter of 2004.

Another indicator of Alexandria's economic upturn is the decrease in unemployment. After a high of 4.5 % in October 2001 right after the terrorist attacks, unemployment in Alexandria declined to 1.9% as of November of 2004. This is still high compared to a 1.3% unemployment rate for the City at the end of the boom in 2000, but well below the national rate of unemployment for November 2004 of 5.2%.

According to data provided by the Virginia Department of Taxation, in the beginning of 2004 the City's largest industries were services (52%), retail and wholesale trade (12.5%) and government (17.9%). Within the service category, professional and technical services accounted for 15.8% of the City's employment, membership organizations and associations for 7.5%, food service and drinking places for 7.1% and administrative and supplemental services for 5.9%.

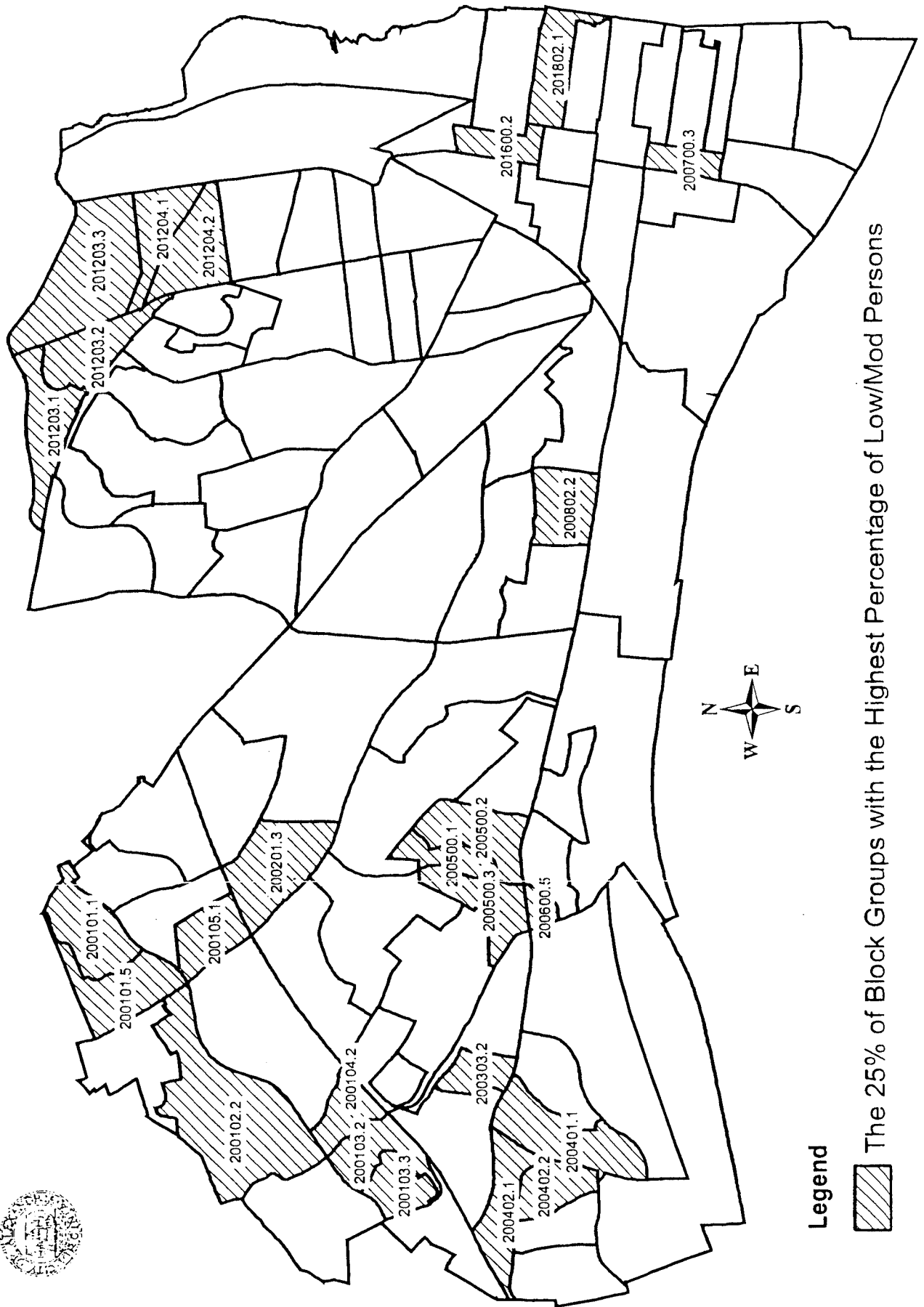
■ **I.D. Concentrations of Low- and Moderate-Income Households**

At the time of the 2000 U.S. Census, the concentration of low- and moderate-income households exceeded 51% of the total population in 19 of the City's 100 census block groups, which qualifies them as low- and moderate-income areas for the purposes of the Community Development Block Grant (CDBG) Program. Under CDBG, HUD also recognizes an area as low- and moderate-income if the concentration of low- and moderate-income households therein is equal to or greater than that of the census block group with the lowest percentage of low- and moderate-income households that still falls within the top quartile (or top 25%) of all block groups within a jurisdiction when sorted by the rate of low- and moderate-income concentration.

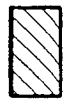
Based on data provided by HUD, in Alexandria this includes areas in which a minimum of 46.4% of resident households had low- and moderate- incomes. At the time of the 2000 U.S. Census, there were six census block groups where the percentage of low- and moderate-income households fell between 46.4% and 51%. There are, therefore, a total of 25 City census block groups (located in 17 of 32 City census tracts) that qualify as low- and moderate-income areas for HUD purposes. Figure 1, which follows, shows the location of and percentage of low- and moderate-income households in the 25 City block groups that qualify as low- and moderate-income areas.

Figure 1

Low/Moderate Income Census Block Groups



Legend



The 25% of Block Groups with the Highest Percentage of Low/Mod Persons

■ I.E. Race/Ethnic Composition and Areas of Minority Concentration

According to U.S. Census data, the percentage of minority households in Alexandria increased from 17% of all households in 1970 to nearly 37% in 2000. During that same time period, the percentage of Whites declined from 85% to 54%; the percentage of non-Hispanic African-Americans increased from 14.1% to nearly 22%; the percentage of Hispanics of all races increased from 3% to nearly 15%; and the percentage of Asian and Pacific Islanders increased from less than 1% to 6%.

According to the 2000 U.S. Census, at the time of the Census 46% of Alexandria's residents were members of racial or ethnic minority groups, up from 36% in 1990. A breakdown of the City's population by race/ethnic group based on 2000 U.S. Census data and the percentage change in the City's race/ethnic composition from 1990 to 2000 is provided in Table B below.

TABLE B

Comparison of Race/Ethnic Composition of City Population					
Population³	1990 Census	%	2000 Census	%	% Change 1990-2000
White (non-Hispanic)	71,486	64.3%	68,889	53.7%	-3.6%
Black or African-American (non-Hispanic)	23,957	21.5%	28,463	22.2%	18.8%
Hispanic (all races)	10,778	9.7%	18,882	14.7%	75.2%
Native American (non-Hispanic)	299	.3%	255	0.2%	-14.7%
Asian & Pacific Islanders (non-Hispanic)	4,503	4.1%	7,299	5.7%	62.1%
Other (non-Hispanic)	160	.1%	4,495	3.5%	2,709.4%
TOTAL	111,183	100%	128,283	100%	15.4%

As shown in Figure 2, which follows, according to 2000 U.S. Census data, the heaviest concentrations of minorities were found in census tracts 12.03, 12.04, 1.03, 1.05, 3.01, 1.04 and 1.02 where minorities comprised 60% to 90% of census tract population. Figure 3 shows that at the time of the 2000 U.S. Census African-Americans comprised more than 45% of the population in only two census tracts (12.04, and 16). While tract 16 had few other minorities, tract 12.04 also had a high proportion of Hispanic residents (20.0%). Tract 12.03 contained the largest single concentration of Hispanic residents (62.3%), in addition to a relatively high concentration of African-Americans (22.1%).

³ For comparison purposes, data from the 2000 U.S. Census has been reorganized to reflect primary race categories used for the 1990 U.S. Census. These categories are different than those used for the 2000 U.S. Census, which are White; Black or African American; American Indian or Alaska Native; Asian; and Native Hawaiian or Other Pacific Islander.

Figure 3 compares the dispersion of the City's African-American population throughout Alexandria as of the 1990 U.S. Census with that as of the 2000 U.S. Census. As shown, there has been a decrease in the number of census tracts with both small and large concentrations of African-American residents, and an increase in the number of tracts more representative of the overall percentage of African-Americans in the City (see Table B). From 1990 to 2000, the number of City census tracts where African-Americans represented less than 20% of the population fell from 16 to 12. The number of census tracts where African-American residents comprised 30% or more of the population had also decreased by 2000, from six to five. By the time of the 2000 U.S. Census, the number of census tracts where African-Americans comprised between 20% to 29% of the census tract population, levels that are more representative of the overall percentage of African-Americans in the City at the time of the Census (i.e., 22.2%), had increased from two to 16.

As shown in Figure 4, which follows, U.S. Census data indicates that the City's Hispanic population was also more dispersed throughout the City in 2000 than in 1990. In 1990, nine census tracts had a Hispanic population between 10% and 19%. By the time of the 2000 U.S. Census, ten tracts had Hispanic populations of 10% to 19%, which is the level that reflects the 14.7% of the City's overall population that Census data indicates is Hispanic. Another eight census tracts had Hispanic populations of 20% or more, including tract 12.03 where Hispanics comprised 62.3% of the population.

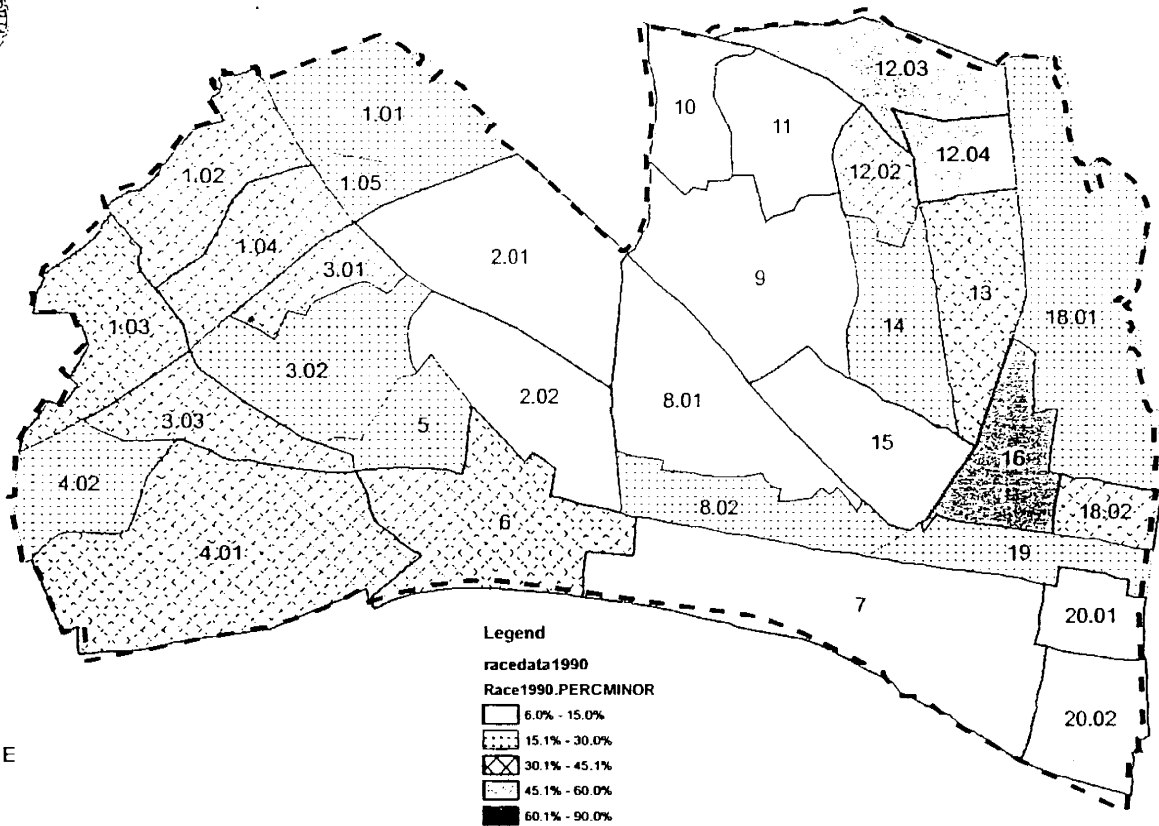
While the 1990-to-2000 figures for African-Americans reflect the continuing dispersion of a population that grew at approximately the same rate as the total population during the 1990s, data on the City's Hispanic population reflects a dispersion of residency along with a substantial increase in size (75.2% from 1990 to 2000). According to U.S. Census Bureau estimates, the size of Alexandria's Hispanic community stabilized in the early years of the 2000s, growing little if at all.

■ I. F. Assisted Housing, Health and Human Services

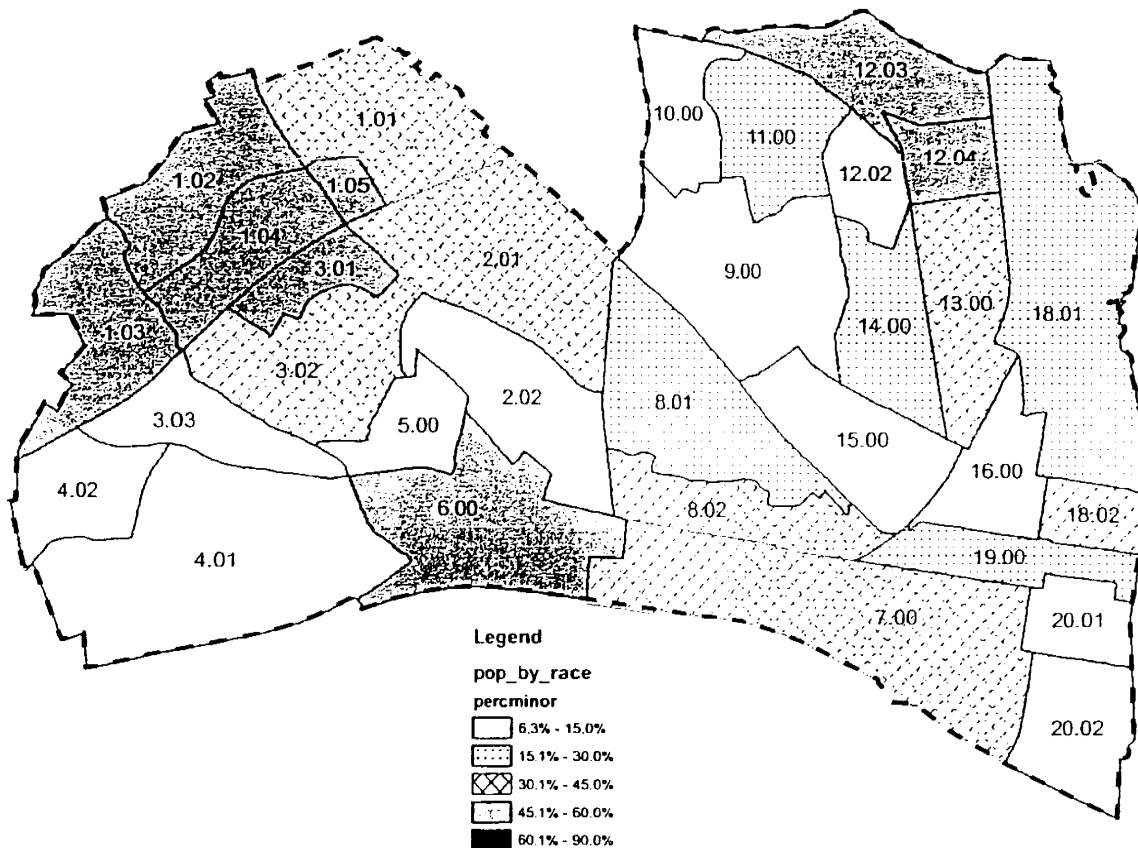
Because of the City's history as a compassionate community that values economic and social diversity, Alexandria has been a leader in the region for many years in the provision of affordable housing and in the delivery of a wide array of health and human services.

Data provided by local jurisdictions to the Metropolitan Washington Council of Governments (COG) for its 2003 Housing Data Survey, indicates that the number of subsidized rental and ownership housing units in the City is comparable to surrounding jurisdictions. Calculations performed by the City based on data included in the COG survey, indicate that for every 1,000 occupied housing units in the City, 47.5 are rental units with project-based assistance. This rate falls between that for Arlington County, which per City calculations has 54.4 assisted rental units per 1,000 occupied housing units and Fairfax County, which based on City calculations has 32.4.

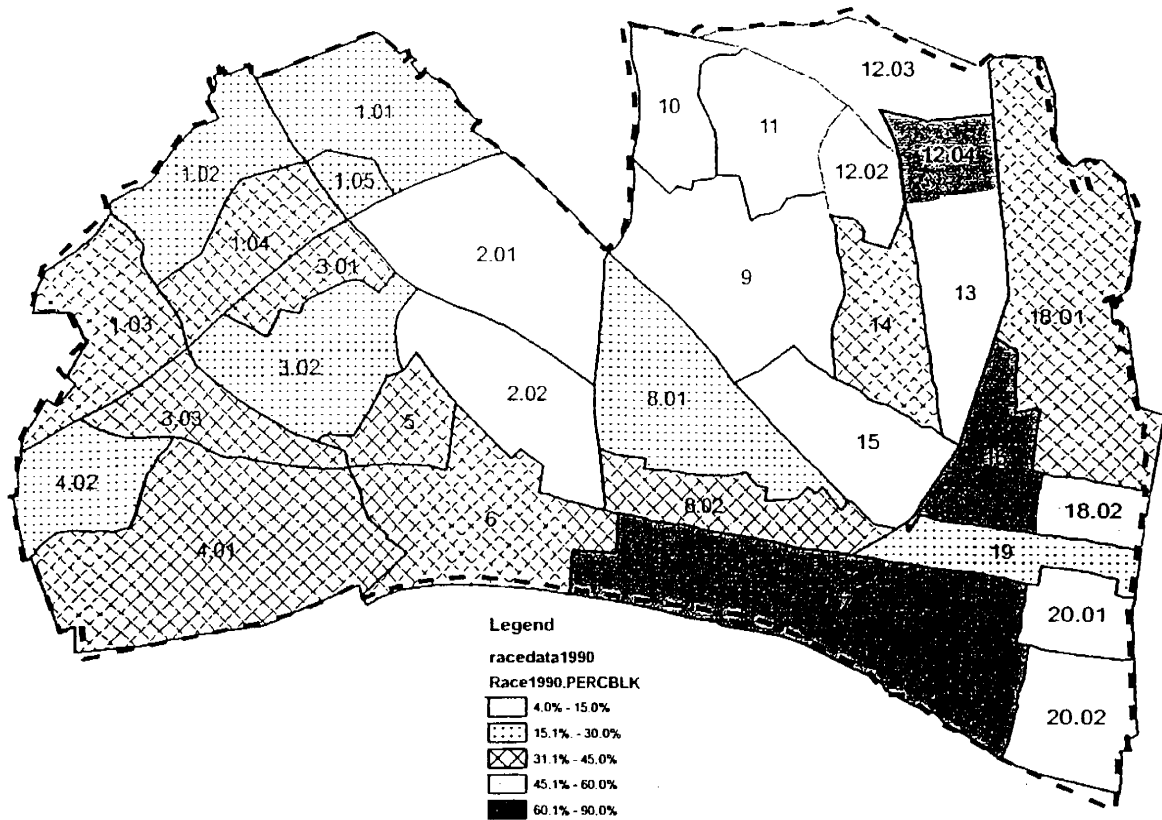
Percent Minority: 1990



Percent Minority: 2000



Percent Black: 1990



Percent Black: 2000

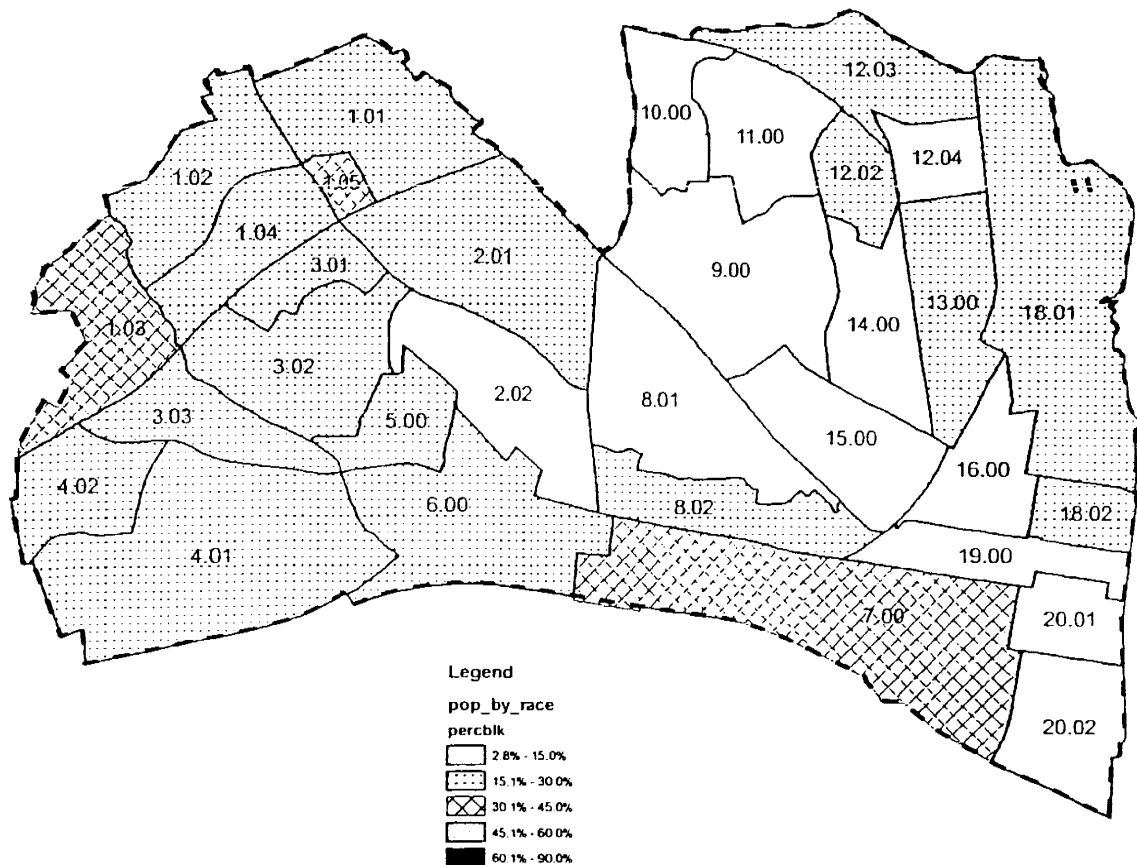
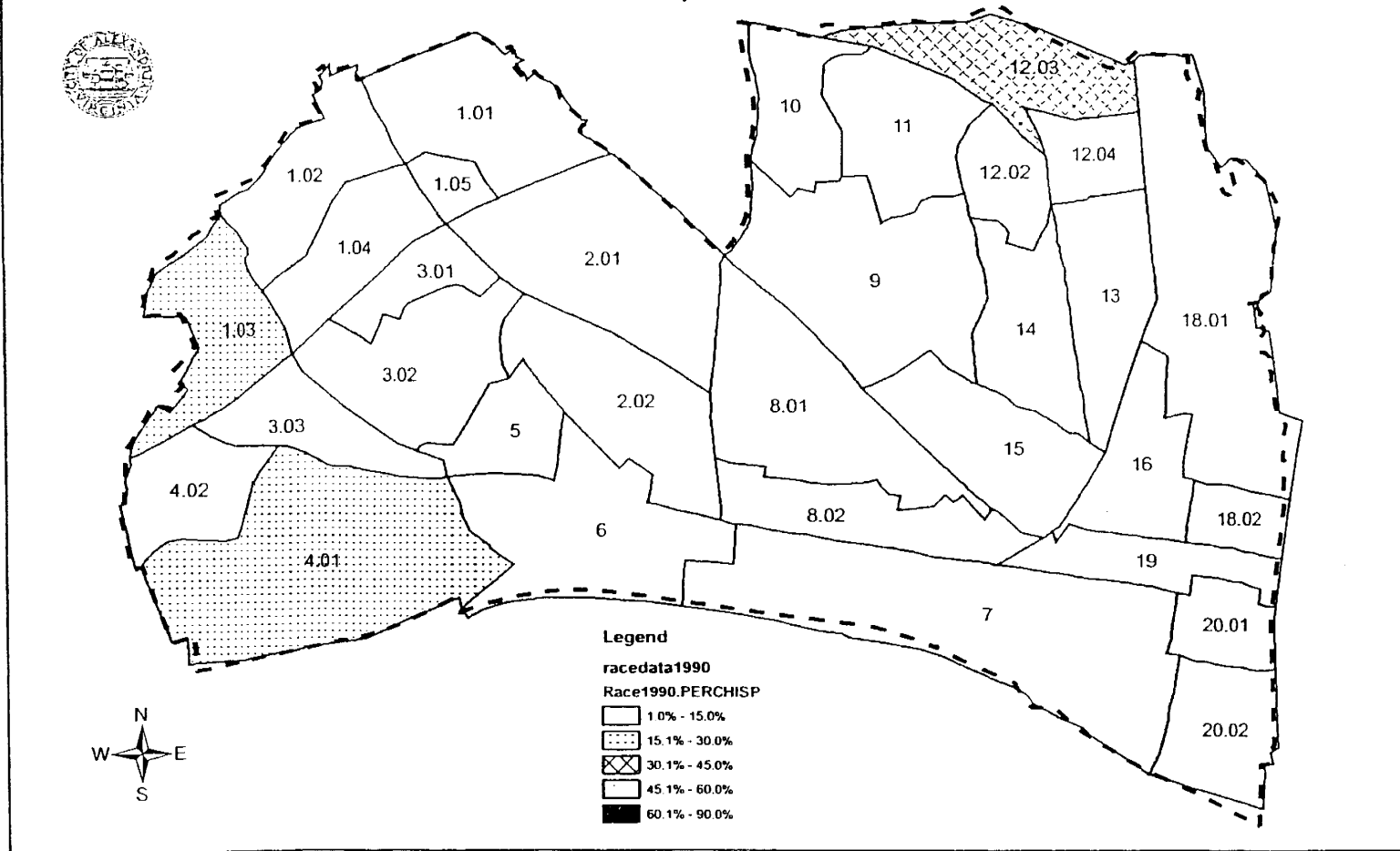
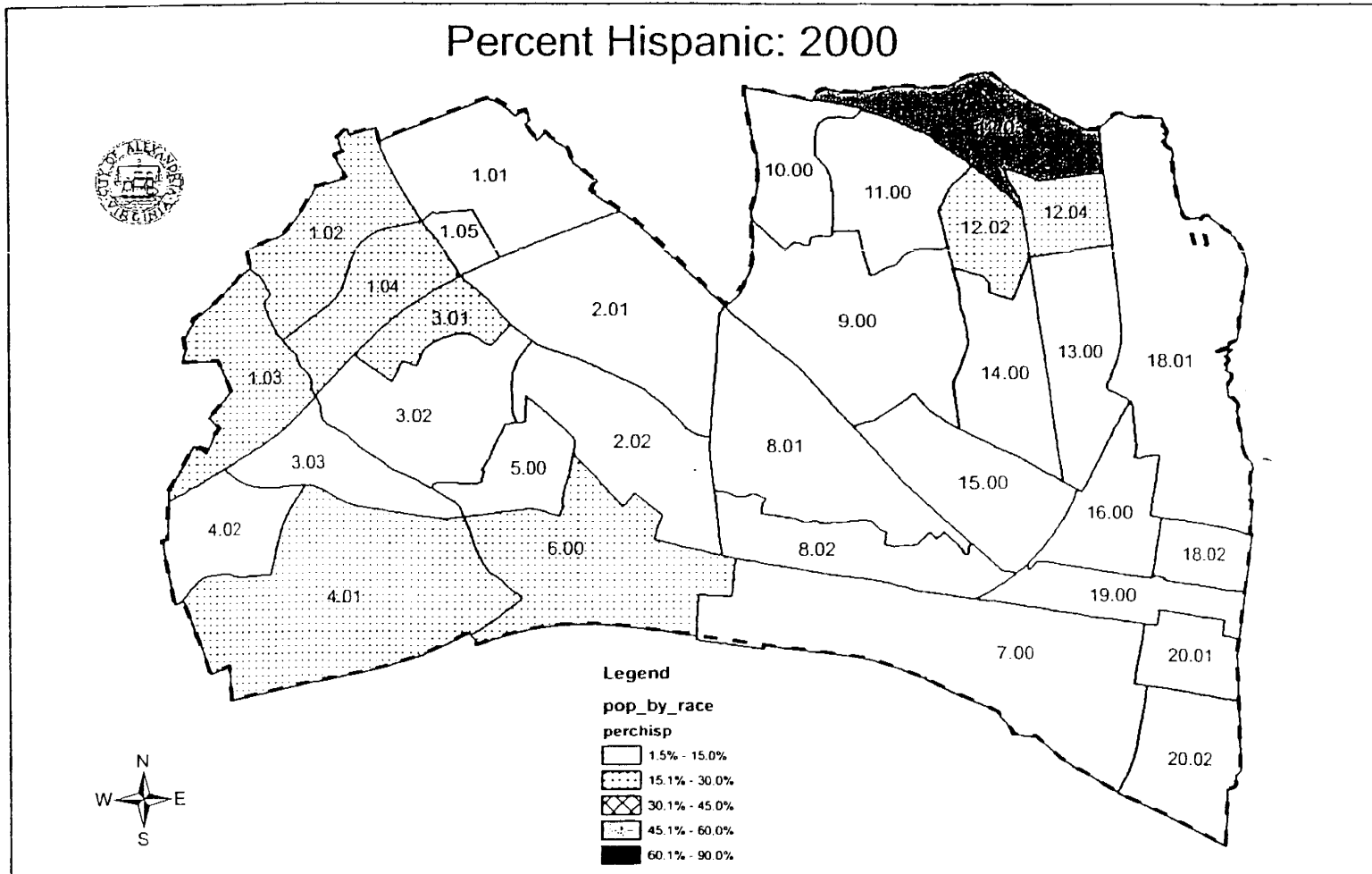


Figure 4

Percent Hispanic: 1990



Percent Hispanic: 2000



With regard to special-needs and homeless beds, information provided by local jurisdictions for COG's 2003 Housing Data Survey indicates that the City offers more such beds per 1,000 residents than either Fairfax or Arlington Counties. In 2003, Alexandria had an estimated 3.81 homeless and special-needs beds in group homes, shelters, transitional housing and supportive housing units per 1,000 residents, as compared to 2.04 beds in Arlington and 1.56 beds in Fairfax.

More detailed information on the City's sales and rental housing stock, including assisted housing, is provided in Section II below.